

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



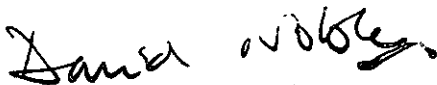
C GUERIN
3 BIRCH LANE
FLAUNDEN, HEMEL HEMPSTEAD
HERTS
HP3 0PT

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01112/00/FUL

**3 BIRCH LANE, FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3 0PT
HARDSTANDING AND NEW VEHICULAR ACCESS AND PORCH**

Your application for full planning permission dated 14 June 2000 and received on 16 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 04 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01112/00/FUL

Date of Decision: 04 September 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the Porch hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. The development shall not be brought into use until the proposed access/crossover has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.

Reason: In the interests of highway safety and amenity.

4. All gates provided shall open inwards into the site.

Reason: In the interests of highway safety and amenity.

5. The hedge on both sides of the new vehicular access shall be retained.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 2 and 5.

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9, 20 and 110

Part 5 Environmental Guidelines

Sections 2, 6 and 10.

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 23 and 116.

Part 5 Environmental Guidelines

Sections 2, 6 and 10.